****

**Timothy Taylor’s**

**Royal Oak, Ripon**

|  |  |
| --- | --- |
|  |  |
| **Location:**Royal Oak36 KirkgateRiponHG4 1PB | **Date:**  28th April 2025**Email:** paul.turner@timtaylors.co.uk  |

Timothy Taylor’s is one of the UK’s oldest family-owned breweries with over 160 years’ heritage of brewing award-winning ales, with their Landlord winning more awards than any other beer, winning both CAMRA Champion Beer of Britain and the Brewing Industry Awards Gold Medal four times. Established in 1858 when Timothy Taylor began brewing in Keighley, the company remains in the family and is the last independent brewery of its type left in West Yorkshire.

A fantastic opportunity has arisen within the Timothy Taylor’s Pub Estate. We are looking for enthusiastic and experienced operators to take on the new tenancy agreement at the Royal Oak in Ripon.

**Property Details:**

The Royal Oak is an 18th-century coaching inn situated just of the main square of the historic market town of Ripon.

The pub is well supported by local customers as well as visitors to the area.

There are 8 guest letting bedrooms

**Trading Style:**

The trading area consists of a bar servery, dining and drinking areas and an outside trading area to the rear.

The pub stocks a wide range of our award-winning cask ales alongside other premium products. Tenants are free-of-tie on wines, spirits, soft drinks, and bottles (other than our own beers).

A well-appointed catering kitchen is on the first floor with a dumb waiter to deliver food to the ground floor trading area.

Private accommodation compromising a fitted kitchen, bathroom with separate shower, lounge and two double bedrooms and is accessible via the pub.

**Applicant Profile:**

The business has a current annual turnover in excess of £1m and due to the complexities of managing the three income streams we are looking for an experienced operator/s to become our partners in this high profile venture.

**Financials and Tenure:**

* Agreement type: **Tenancy**
* Length of Tenure: **3 or 5 years**
* Rent: **£TBA**
* Tie: All draught products and Timothy Taylor’s own bottled beers must be purchased from the brewery. All other products can be purchased from your own choice of supplier.
* Ingoings:
	+ **Bond £5,000**
	+ **Legal Fees £2,000**
	+ **Stock & Glassware £10,000**
	+ **Working Capital £10,000**
	+ **Fixtures and Fittings Approx. £50,000 (TBC)**

The fixtures and fittings value is an estimate and will be finalised upon entry.

**How to Apply:**

To register your interest, or for further information, please contact Timothy Taylor’s Estate Operations Director, Paul Turner, by email paul.turner@timtaylors.co.uk or call 07918 174 998.

Alternatively write to us at:

Paul Turner

Estate Operations Director

Timothy Taylor & Co Ltd

Knowle Spring Brewery

Queens Road

Keighley

BD21 1AW